

1 BILL NO. R-84-03-05

2 DECLARATORY RESOLUTION NO. R-42-84

3 A DECLARATORY RESOLUTION designating
4 an "Economic Revitalization Area"
Under I.C. 6-1.1-12.1.

5 WHEREAS, Petitioner has duly filed its petition dated
6 February 23, 1984, to have the following described property desig-
7 nated and declared an "Economic Revitalization Area" under Divi-
8 sion 6, Article II, Chapter 2 of the Municipal Code of the City
9 of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-12.1,
10 to-wit:

11 The East five feet of South twenty
12 feet of Lot 105 and sub Lot 6 of
Lot 106 in the original plat of the
13 City of Fort Wayne, Indiana;

14 said property more commonly known as 816 South Calhoun Street,
15 Fort Wayne, Indiana;

16 WHEREAS, it appears that said petition should be pro-
17 cessed to final determination in accordance with the provisions
18 of said Division 6.

19 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
20 OF THE CITY OF FORT WAYNE, INDIANA:

21 SECTION 1. That, subject to the requirements of Section
22 4, below, the property hereinabove described is hereby designated
23 and declared an "Economic Revitalization Area" under I.C. 6-1.1-
24 12.1. Said designation shall begin upon the effective date of
25 the Confirming Resolution referred to in Section 3 of this Resolu-
26 tion and shall continue for one (1) year thereafter. Said desig-
27 nation shall terminate at the end of that one-year period.

28 SECTION 2. That upon adoption of this Resolution:

29 (a) Said Resolution shall be filed with the Allen
30 County Assessor;

31 (b) Said Resolution shall be referred to the Committee
32 on Finance and shall also be referred to the De-

Page Two

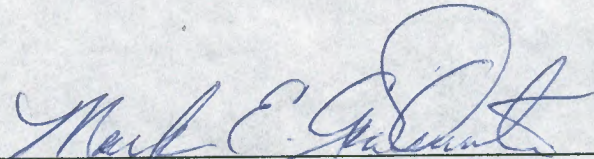
partment of Economic Development requesting a recommendation from said department concerning the advisability of designating the above designated area an "Economic Revitalization Area";

(c) Common Council shall publish notice in accordance with I.C. 5-3-1 of the adoption and substance of this Resolution and setting this designation as an "Economic Revitalization Area" for public hearing;

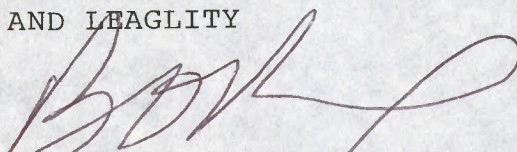
(d) If this Resolution involves an area that has already been designated an allocation area under I.C. 36-7-14-39, then the Resolution shall be referred to the Fort Wayne Redevelopment Commission and said designation as an "Economic Revitalization Area" shall not be finally approved unless said Commission adopts a resolution approving the petition.

SECTION 2. That this Resolution shall be subject to being confirmed, modified and confirmed or rescinded after public hearing and receipt by Common Council of the above described recommendations and resolution, if applicable.

SECTION 4. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.


Councilmember

APPROVED AS TO FORM
AND LEGALITY


Bruce O. Boxberger, City Attorney

Read the first time in full and on motion by _____,
seconded by _____, and duly adopted, read the second time
by title and referred to the Committee _____ (and the City
Plan Commission for recommendation) and Public Hearing to be held after
due legal notice, at the Council Chambers, City-County Building, Fort Wayne,
Indiana, on _____, the _____ day of
_____, 19____, at _____ o'clock _____.M.,E.S.

DATE: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Gia Quinta,
seconded by Stier, and duly adopted, placed on its
passage. PASSED ~~(LOST)~~ by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GiaQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 3-13-84

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort
Wayne, Indiana, as ~~(ANNEXATION)~~ ~~(APPROPRIATION)~~ ~~(GENERAL)~~
~~(SPECIAL)~~ (ZONING MAP) ~~-ORDINANCE-~~ (RESOLUTION) NO. R-42-84
on the 13th day of March, 1984,

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Ray A. Ebert
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana,
on the 14th day of March, 1984,
at the hour of 11:30 o'clock A.M.,E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 14th day of March,
1984, at the hour of 1 o'clock P.M.,E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR

APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA
-REAL ESTATE TAX ABATEMENT-



This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant Roger R. Shook & Company
2. Owner(s) Same
3. Address of Owner(s) 816 Calhoun Street
Fort Wayne, IN
4. Telephone Number of Owner(s) () 426-7612
5. Relationship of Applicant to Owner(s) if any _____
6. Address of Applicant Same
7. Telephone number of Applicant () Same
8. Address of Property Seeking Designation 816 Calhoun Street
Fort Wayne, IN
9. Legal Description of Property Proposed for Designation (may be attached) The East five feet of South twenty feet of Lot 105 and sub
Lot 6 of Lot 106 in the original plat of the City of Fort Wayne,
commonly described as 816 S. Calhoun Street.
10. Township Wayne
11. Taxing District City of Fort Wayne

12. Current Zoning Commercial Retail
13. Variance Granted (if any) _____
14. Current Use of Property
- a. How is property presently used? Quick Copy
- _____
- _____
- b. What Structure(s) (if any) are on the property? Two Story Building
and Basement
- _____
- b. What is the condition of this structure/these structures? good
- _____
15. Current Assessed Value of Real Estate \$60,000
- a. Land _____
- b. Improvements _____
16. Amount of Total Property Taxes Owed During the Immediate Past Year
- _____
17. Description of Proposed Improvements to the Real Estate New Historic
facing & complete remodeling
- _____
- _____
- _____
18. Development Time Frame
- a. When will physical aspects of development or rehabilitation begin?
Immediately
- b. When is completion expected? June 1984
19. Cost of Project (not including land costs) \$115,000

20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at of in connection with the project after it is completed? Four TEN

lation of this new manufacturing equipment? None

b. What is the nature of those jobs? Copies for other businesses ect.

c. Anticipated time frame for reaching employment level stated above?

June 1, 1984

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) None

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? _____

23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? _____

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof. _____

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated? _____ YES X NO

26. Financing on Project

What is the status of financing connected with this project?

I hereby certify that the information and representation on this Application are true and complete.

Roger H. Shook
Signature(s) of Owners

Date

Information Below to be filled in by Department of Economic Development:

Date Application Received:

Date Application Forwarded to Law Dept:

Date of Legal Notice Publication:

Date of Public Hearing:

Date of Building Permit:

Approved or Denied? Date:

Allocation Area:

No. 21 FEBRUARY 23, 1984

Received from R. H. SHOOK, INC.

One Hundred and $\frac{00}{100}$ 100 Dollars

TAX ABATEMENT APPLICATION FEE

\$100 $\frac{00}{100}$

© 1984 JONES CO. N.E.A.

James D. R.

DOWNTOWN OFFICE
ALLEN COUNTY BANK & TRUST
4 FORT WAYNE, INDIANA 46802

R. H. SHOOK, INC.

P.O. BOX 4382

LANTANA, FLA - 33465-4382

1162

71-1375

749

Feb 23 1984

PAY One Hundred Dollars $\frac{00}{100}$ DOLLARS | \$ 100.00

TO THE ORDER OF City of Fort Wayne
ADDRESS

CITY

Roger A. Shook

⑈001162⑈ > ⑈074913754⑈ ⑈1726 3160⑈



The City of Fort Wayne

March 12, 1984

Mark GiaQuinta, Chairman of Finance
Fort Wayne Common Council
One Main Street
Fort Wayne, IN 46802

Re: Tax Abatement Application For Roger R. Shook & Co.

Dear Mr. GiaQuinta:

On February 23, 1984, an application for tax abatement was filed in the office of the Department of Economic Development requesting designation of the property located at 816 South Calhoun as an "Economic Revitalization Area" for the purposes of tax abatement. The application was then referred to the Law Department for drafting of a Declaratory Resolution.

Action

The Department of Economic Development conducted a staff review of the project on March 1, 1984. A formal review of the site and an interview with Mr. Roger R. Shook was conducted.

Recommendation

Based upon the above action, the Department of Economic Development is recommending to the Common Council a "Do Pass" to your Declaratory Resolution designating:

The East five feet of South twenty feet of lot 105
and Sublot 6 of Lot 106 in the original plat of the
City of Fort Wayne.

As an "Economic Revitalization Area" for purposes of I.C. 6-11-12.1,
as enacted by the General Assembly of the State of Indiana.

Mark GiaQuinta
March 12, 1984
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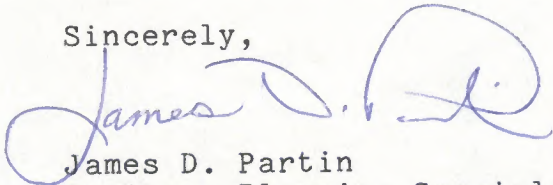
Rationale

The above stated recommendation is based upon the following rationale:

1. Deterioration of improvements
2. Age obsolescence
3. Improvement of the physical appearance of the City
4. Rehabilitation of deteriorated structures
5. Increase in employment by 10 jobs

If you need any additional information, please do not hesitate to contact me at 427-1127.

Sincerely,

A handwritten signature in blue ink, appearing to read "James D. Partin", with a large, stylized flourish extending from the end of the name.

James D. Partin
Business Planning Specialist
Department of Economic Development

th

6616

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

Q-84-03-05

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1.

(816 South Calhoun St. - Roger R. Shook & Company)

EFFECT OF PASSAGE A building presently being utilized will receive new facing and remodeling.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$115,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) _____